

Property at 00047 CRANBROOK

Prop ID 6350047

Printed 08-Feb-2024 10:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BYRNE JOHN
 Second name:
 Address: 47 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350047 Neigh.: Zone: R40 Vol: 773 Page: 781

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	691,380
Resident Outbldg	1.00	29,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jun-2021
 Sale price: 1,375,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,234,343

Summary

Total assessments	864,040
Total exemptions	
Net assessment	864,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8977
 Mkt/sale :
 Assmt/sale: .6284

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.580	7,500	4,350			4,350	3,045
Residual		25,265						

1.500 acres

Total land value

204,350

143,045

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	07	Stone
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	47	A-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	04	Full with walk-o
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	10	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	5	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	1,400
Whirlpools	1	Living area	5,469
Saunas		# Living Units	1
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 2013

Building Valuation Summary

		Area	
Dwelling	Masonry	2 story w/bsmt	2,178
Basement	Full with walk		518,470
Heating	Yes	A/C Yes	14,090
Plumbing	5 F/B	1 H/B	3 Add'l fix.
Attic	None	Attic size:	1 Wh/p
Additions			203,227
Other Features		M Stks RR	38,085

Sub-Total		801,372
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		15 %
		Computed cost value @ 70%
		691,384

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	738	33,064
G Garages	FSF Full-story fin o/gar	297	19,894
L Living Area	AIR Air conditioning	297	903
L Living Area	BSMT Basement addition	396	7,297
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	AIR Air conditioning	396	1,204
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	FOFF Frame open first flo	356	21,690
P Porches, Patios, Decks	DECK Wood deck	632	16,742

Total additions 203,227

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	38	608	110.5	2015	B	84,690	50	42,300

Value at 70% 29,610

Value at 100% 42,300

